

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
April 14, 2021  
*Virtual Meeting*

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Sharon Suarez, Chair; Sam Tressler, Vice-Chair; Craig Hicks, Secretary; Joel Rensberger; Carole Sepe; Michael Sowell

Members Absent: Terry Bowie

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Ashley Moore, Principal Planner; Jerry Muir, Principal Planner; Denis Superczynski, Livable Frederick Manager Principal Planner; John Dimitriou, Livable Frederick Design Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am.

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. MINUTES TO APPROVE**

- a) February 10, 2021 – Mr. Tressler moved to approve said minutes as written. Mr. Rensberger 2<sup>nd</sup>.

VOTE	6-0-0-1
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Bowie

- b) March 10, 2021 – Mr. Hicks moved to approve said minutes as written. Mr. Tressler 2<sup>nd</sup>.

VOTE	6-0-0-1
FOR:	6 – Hicks, Tressler, Rensberger, Sepe, Sowell, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Bowie

On the March 10<sup>th</sup> minutes, Ms. Sepe wanted it noted that she felt that the minutes could have reflected a little more detail, particularly regarding the lack of information presented in the Livable Frederick/Sugarloaf update. At that time, comments had been made by some of the Commission members that the presentation needed additional information. She also noted that when a member abstains from voting on a particular item, the reason should be reflected in the minutes. Some discussion followed and the Chair suggested that this concern could be further examined when the Commission reviews the Planning Commission Rules and Procedures.

#### **4. PLANNING COMMISSION COMMENTS**

Mr. Tressler inquired about an email that was sent from the Maryland Planning Commission Association (MPCA) to acquire mentors for new Planning Commissioners. Ms. Suarez responded that this new program would be a good resource for new Planning Commission members. She noted that MPCA Planning Commissioners have been invited to the May 12<sup>th</sup> Planning Commission meeting to give a presentation of new MPCA initiatives and events and this may be discussed.

Mr. Rensberger inquired about when in-person meetings might resume, or if Frederick County has a plan in place to return to in-person meetings. Mr. Wilkins responded that as of now, there has been no indication of a plan to return, but he will inform the Commission of any change.

Ms. Suarez noted that the Commission received a memo from Mr. Kaplan expressing questions and concerns related to the community participation in the Sugarloaf Mountain Small Area plan. She inquired of Ms. Brandt if some of his concerns can be discussed at the next meeting. Ms. Brandt agreed and will have Mr. Goodfellow attend to address concerns and answer any questions. She added that Staff is planning to hold two virtual open houses to give a brief presentation, hear comments, and answer questions. The transmittal memo to the Commissioners will summarize the results of those meetings.

#### **5. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Wilkins briefed the Commission on the upcoming May 12<sup>th</sup> meeting. An update from the MPCA will be presented; a County Council Bill 21-03, Revisions to School Construction Fees, as well as two Development Review items are also on the agenda.

Ms. Brandt added that a Livable Frederick update will also be included on the agenda. She added that Mr. Goodfellow may be presenting the Spring 2021 Cycle Water/Sewerage Plan Amendments. He is currently reviewing eleven amendments to bring before the Commission, and she is working with Mr. Wilkins to ensure that there is enough time to present those cases.

Mr. Wilkins also added that a second meeting has been penciled in for May 26<sup>th</sup>. He noted that if the Planning Commission would like to add the updated Discussion Items List to that agenda, to please provide it to Staff so that it can be posted to the County website.

Mr. Wilkins also introduced Karen James to the Commissioners. She is the new Administrative Specialist in the Planning and Permitting Division, and is currently learning how the Planning Commission virtual meetings are conducted.

#### **5. SITE PLANS**

- a) *Mount St. Mary's Urgent Care Facility* - The Applicant proposed site development approval for a 7,975 sq. ft. health care facility (hospital use) on 1.25 acres of the overall 454.18-acre campus. Located northeast of the intersection of Old Emmitsburg Road and Annandale Road. Tax Map: 8, Parcel: 48; Zoned: Euclidean Institutional (IE); Planning Region: Thurmont  
SP84-22 (A/P#SP260422, APFO#A260428, FRO#F260423)

#### **Staff Presentation:**

Ashley Moore, Principal Planner

#### **Applicant Presentation:**

David Severn, Esq., Offit Kurman; Gary Large, Eco Developers; Ed Schrieber, Frederick, Seibert & Associates

**Public Comment:**

Unidentified Caller

**Decision:** Mr. Tressler made a motion to approve the Site Development Plan with conditions and modifications as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-0-0-1</u>
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Bowie

*Ms. Sepe recused herself from hearing the St. John's item.*

- b) *St. John's Athletic Stadium* – The Applicant is requesting site plan approval to construct a 400 seat athletic stadium with lighting, press box, concessions, and other related improvements to the rear of the existing high school. Located at 3989 Buckeystown Pike. Tax Map: 95, Parcel: 215; Zoned: Institutional (IE); Planning Region: Adamstown SP04-13 (A/P#18969, APFO#18970, FRO#18971)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Dr. Thomas Powell, President, St. John's Literary Institute; Peter Spanos, Gale Associates; John Windsor,

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Site Development Plan, as per the conditions listed in the staff report. Mr. Sowell 2<sup>nd</sup>.

<u>VOTE</u>	<u>5-0-1-1</u>
FOR:	5 – Rensberger, Sowell, Hicks, Suarez, Tressler
AGAINST:	0
RECUSED:	1 – Sepe
ABSENT:	1 – Bowie

**6. LIVABLE FREDERICK UPDATE**

Livable Frederick Staff presented updates to the Commission.

*Kimberly Golden Brandt, Director, Livable Frederick,  
Denis Superczynski, Livable Frederick Planning Manager  
John Dimitriou, Livable Frederick Design Principal Planner*

Before opening the Livable Frederick updates, Ms. Brandt noted that Historic Preservation Principal Planner Amanda Whitmore will be introduced to the Planning Commission at the May 26<sup>th</sup> meeting and provide a brief overview of her work.

Mr. Superczynski gave a presentation on the Calendar Year 2020 report to the Maryland Department of Planning, and answered questions in the discussion of the draft.

Mr. Dimitriou gave a brief presentation on the South Frederick Corridors Plan, focusing on the recent design charrette.

Motion to adjourn by Mr. Hicks, Mr. Rensberger 2<sup>nd</sup>.

Meeting adjourned at 2:45 pm

  
Sharon K. Suarez, Chair

5/26/2021  
Date